

ORDINANCE NO. 2005-12-101

**AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO BELLINGHAM'S COMPREHENSIVE PLAN, AMENDING SECTION V. OF THE FAIRHAVEN NEIGHBORHOOD PLAN, AND BELLINGHAM MUNICIPAL CODE, TITLE 20, LAND USE AND DEVELOPMENT CODE, ZONING APPENDIX, SECTION VII (A) FAIRHAVEN NEIGHBORHOOD ZONING MAP AND (B) FAIRHAVEN NEIGHBORHOOD TABLE OF ZONING REGULATIONS**

**Whereas**, as part of the 2005 Comprehensive Plan/Neighborhood Plan amendment process, the Director of Planning and Community Development received an application for a rezone to the southwest corner of Old Fairhaven Parkway and 14<sup>th</sup> Street.

**Whereas**, a determination of non-significance (DNS) was issued for this proposal on June 28, 2005, consistent with RCW 43.21C; and

**Whereas**, the Planning Commission held a public hearing on this application on August 11, 2005, reviewed the application for compliance with the criteria in BMC 20.20.040, and recommended approval with conditions; and

**Whereas**, the City Council also held a public hearing on December 5, 2005, reviewing this application for compliance with the criteria in BMC 20.20.040; and

**Whereas**, the City Council directed staff to include this proposal, in the end-of-year Comprehensive Plan/Neighborhood Plan amendment ordinance; and

**Whereas**, on December 5, 2005, City Council considered this Neighborhood Plan amendment application, together with all of the other proposed amendments to the City's Comprehensive Plan/Neighborhood Plan to ascertain their cumulative effect as required by RCW 36.70A.130 (2)(b); and

**Whereas**, after its concurrent review of all the proposed amendments to the City's Comprehensive Plan/Neighborhood Plan, City Council approved the Fairhaven Plan amendment.

**NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN**

**Section 1.** The Fairhaven Neighborhood Plan, including the Land Use Map, are hereby amended as shown in Exhibit A.

Fairhaven Rezone - 1

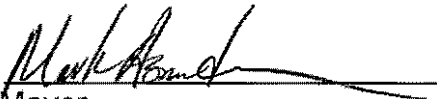
City of Bellingham  
CITY ATTORNEY  
210 Lottie Street  
Bellingham, Washington 98225  
Telephone (360) 676-6903

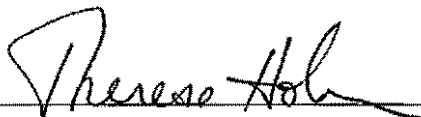
**Section 2.** The Fairhaven Neighborhood Zoning Table and Map are hereby amended as shown in Exhibit B, attached.


**PASSED** by the Council the 12TH day of DECEMBER 2005.

  
Council President

**APPROVED** by me this 22nd day of December 2005.

  
Mayor

**ATTEST:**   
Finance Director

**APPROVED AS TO FORM:**  
  
Office of the City Attorney

**Published** DECEMBER 16, 2005

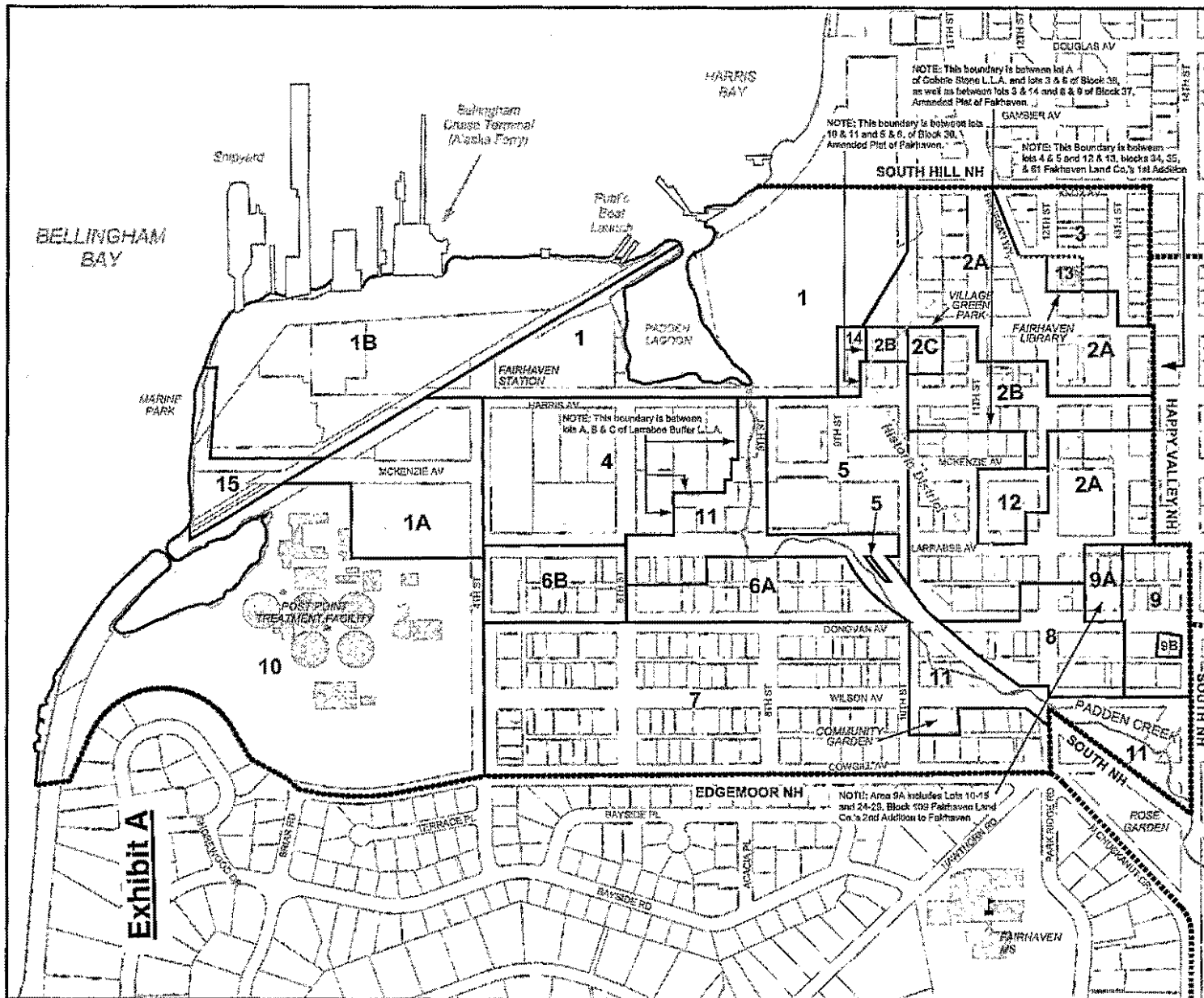
**Exhibit A**

**FAIRHAVEN NEIGHBORHOOD**

**Areas 9A and 9B**

The southeast corner of the neighborhood, on each side of Old Fairhaven Parkway, also known as Donovan Avenue, east of the Commercial zones, is presently in single and multi-family residences. A residential multi designation is intended to encourage increased residential development near "Old Fairhaven".

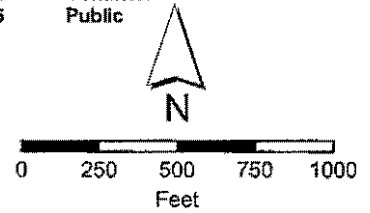
The area is intended to provide a compatible mixture of residential and small scale office uses. Access to the area shall be from Larrabee Avenues and alleys. Parking lots should be located adjacent to the alley and/or sides of properties away from residential development, and landscaped buffered to minimize any impact upon adjacent use areas, and to protect and enhance the greenery and residential character of Old Fairhaven Parkway. If access is taken off the alley then the alley will need to be improved. See recorded Concomitant Agreement for 1314 Old Fairhaven Parkway for development at the southwest corner of 14<sup>th</sup> Street and Old Fairhaven Parkway.



# FAIRHAVEN NEIGHBORHOOD LAND USE

Legend:

AREA	LAND USE DESIGNATIONS
1	Industrial
1A	Industrial
1B	Industrial
2A	Commercial
2B	Commercial
2C	Public
3	Residential Multi, High Density
4	Industrial
5	Commercial
6A, 6B	Residential Multi, Medium to High Density
7	Residential Single, Medium Density
8	Commercial
9	Residential Multi, High Density
9A	Residential Multi, High Density
9B	Residential Multi, High Density
10	Public
11	Public
12	Public
13	Public
14	Commercial
15	Public



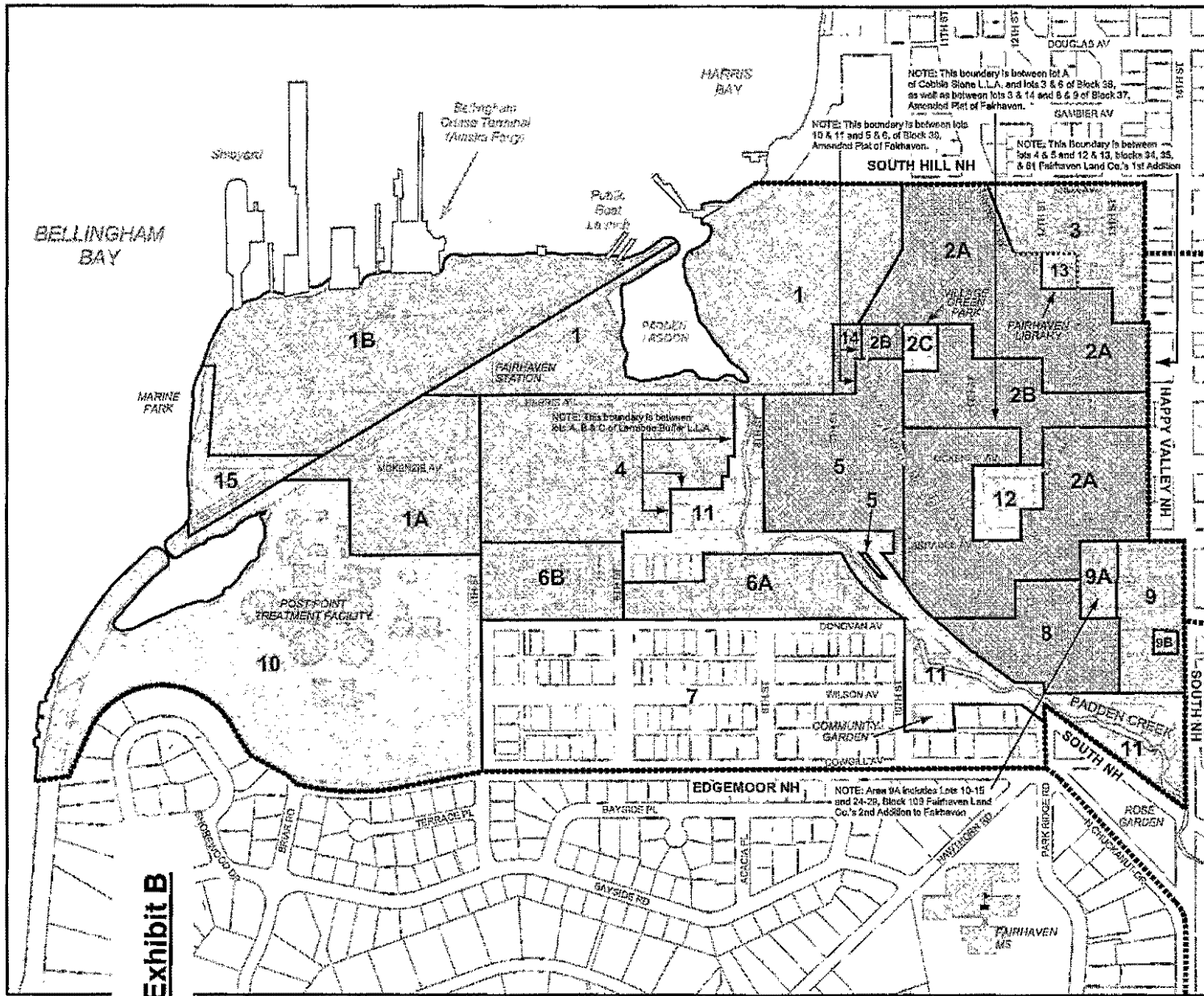
City of Bellingham  
 Planning Department  
 2005

Exhibit A

**Exhibit B**

**Fairhaven Neighborhood Table of Zoning Regulations**

<b>Area</b>	<b>Zoning</b>	<b>Use Qualifier</b>	<b>Density</b>	<b>Special Conditions</b>	<b>Prerequisite Considerations</b>	<b>Special Regulations</b>
9B	Residential Multi	Multiple, mixed (offices allowed)	1,500 sq.ft. per unit	Design review	1314 Old Fairhaven Pkwy Concomitant Agreement	None



# FAIRHAVEN NEIGHBORHOOD ZONING

**Legend:**

AREA	ZONING DESIGNATIONS
1,	Marine Industrial
1A,1B	Planned Marine Industrial
2A,2B	Neighborhood Commercial
2C	Public
3	Residential Multi
4	Light Industrial
5	Planned Commercial
6A,6B	Planned Res. Multi
7	Residential Single
8	Planned Commercial
9,9A,9B	Residential Multi
10,11,12,13	Public
14	Planned Commercial
15	Public



City of Bellingham  
Planning Department  
2005

**Exhibit B**